



PLANNING COMMISSION AGENDA

February 11, 2013

6:00 P.M. CITY HALL

I. ANNOUNCEMENTS:

II. MINUTES:

Approval of the January 11, 2013 Pre-Planning Commission Meeting Minutes
Approval of the January 14, 2013 Planning Commission Meeting Minutes
Approval of the January 21, 2012 Planning Commission Workshop Minutes
Approval of the February 8, 2013 Pre-Planning Commission Meeting Minutes

III. 2013 PLANNING COMMISSION ELECTIONS

IV. PUBLIC HEARING-SWEARING IN:

"Do you solemnly swear or affirm that the responses given and statements made in this hearing before the Planning Commission will be the whole truth and nothing but the truth." If so, answer "I do".

V. PUBLIC HEARING-CONSENT ITEMS:

(All matters included under the Consent Agenda are considered to be routine by the Planning Commission. They will be enacted by one motion in the form listed below, without separate discussion of each item, unless any person present – Planning Commissioner, Planning Staff or citizen -- requests an item or items to be removed from the Consent Agenda. Any item removed from the Consent Agenda will be considered separately at the end of the Consent Agenda. If you would like any of the items below considered separately, please say so when the Planning Commission Chairman announces the Consent Agenda.)

A. PC12-783FSU, Final Subdivision Plat, United Plaza, LLC

The Applicant is requesting approval of a final subdivision plat for the purposes of consolidating portions of Parcel 616A owned by the City of Frederick located adjacent to the Carroll Creek Linear Park with 69 and 71 South Market Street. (NAC 11)(Mark)

VI. NEW BUSINESS

B. Comprehensive Rezoning

Request for a recommendation from the Planning Commission to the Mayor and Board of Alderman on the comprehensive rezoning of land located along Route 40. (NAC 5&8)(M. Davis)

This is the first of two required hearings and as such, there will be no formal recommendation from the Planning Commission to the Mayor and Board made at this hearing.

C. PC12-711FSU, Final Subdivision Plat, North Market Revitalization

The Applicant is requesting final subdivision plat approval for the purposes of adjusting the common lot line between lots 22 and 23, creating a new out lot for parking on Lot 22, and relocating that residential unit to Lot 23R. (NAC 11)(Reppert)

D. PC12-712FSU, Final Subdivision Plat, North Market Revitalization

The Applicant is requesting final subdivision plat approval for the purpose of resubdividing lots 18-20 to create two new lots, Lots 18R and 20R, for the construction of duplex units. (NAC 11)(Reppert)

E. PC12-567FSI, Final Site Plan, North Market Revitalization

The Applicant is requesting approval for revisions to the previously approved final site plan for the purposes of relocating parking spaces, eliminating shared parking easements, and creating a new surface parking lot.

The Applicant is also requesting approval of modifications to Section 607 of the Land Management Code (LMC) entitled, *Parking and Loading Standards*. (NAC 11)(Reppert)

F. PC12-780FSI, Final Site Plan, Shiraz Plaza

The Applicant is requesting final site plan approval for the construction of 5,400 square foot addition to the existing building at 190 Thomas Johnson Drive and for the conversion of the structure into a shopping center.

The Applicant is also requesting approval of modifications to Sections 605 and 607 of the Land Management Code (LMC) entitled, *Landscaping Standards* and *Parking and Loading Standards*, respectively. (NAC 7)(Love)

G. PC12-781FSCB, Combined Forest Stand Delineation and Preliminary Forest Conservation Plan, Shiraz Plaza

The Applicant is requesting approval of a combined forest stand delineation and preliminary forest conservation plan in association with the final site plan for the subject property. The applicant is requesting approval of a fee in lieu of payment totaling \$2,221.56. (NAC 7)(Love)

H. PC12-713PND, Master Plan, Waverley View

The Applicant is requesting approval for revisions to the previously approved master plan for the Waverley View Planned Neighborhood Development (PND) located north and south of Shookstown Road for the purposes of amending the phasing schedule and the required infrastructure improvements. (NAC 5)(Reppert)

I. PC12-637PND, Master Plan, Nicodemus Property

The Applicant is requesting approval of a master plan application for 444 residential units located north of Gas House Pike in accordance with Section 410 of the Land Management Code (LMC), entitled *Planned Neighborhood Development*.

The Applicant is also requesting approval of modifications to Section 405, Table 405-1, *Dimensional and Density Regulations*. (NAC 7)(Reppert)

J. PC12- 787PSU, Preliminary Subdivision Plan, Nicodemus Property

The Applicant is requesting approval of a preliminary subdivision plat for the creation of 325 residential lots and 19 open spaces areas. (NAC 7)(Reppert)

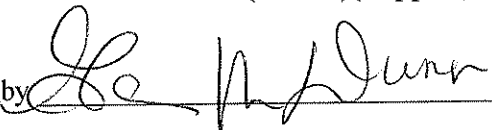
K. PC12-788FSI, Final Site Plan, Nicodemus Property

The Applicant is requesting approval of a final site plan for 444 residential units situated on the north side of Gas House Pike

The Applicant is also requesting approval of a modification to Section 601 of the Land Management Code (LMC) entitled, *Access Management*. (NAC 7)(Reppert)

L. PC12-789PFC, Preliminary Forest Conservation Plan, Nicodemus Property

The Applicant is requesting approval of a preliminary forest conservation plan associated with the development applications for the Nicodemus Property. The Applicant is proposing a combination of onsite and offsite afforestation. (NAC 7)(Reppert)

Approved for release by  on 2/24/13

A complete and final agenda will be available for review prior to the meeting at the Planning Department located at 140 West Patrick Street and on the Internet at www.cityoffrederick.com. The meeting will be broadcast live on City Government Cable Channel 99 as well as streamed and archived on the City's website at www.cityoffrederick.com. For information regarding the agenda, minutes, or public meetings of the Planning Commission please contact Carreanne Eyler at (301) 600-6273. Individuals requiring special accommodations are requested to call 5 days prior to the meeting to make arrangements. The City of Frederick Government does not discriminate on the basis of race, color, national origin, sex, sexual orientation, religion, age, disability, marital status, veteran status or any other legally protected group in employment or in the provision of services.

